

Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

14 Woodson Bend Resort • Bronston, Kentucky 42518 • (606) 561-5311

Web Site: www.woodsonbendresort.com

SEPTEMBER, 2016

MANAGER'S REPORT

by Mark Sloan

Another summer is coming to a close and it's been a hot one!!! We hope everyone has enjoyed the summer here at the Bend. But it's not over yet! Don't forget to plan a trip down on Labor Day Weekend which is always a great time around here with plenty of activities and people to have an exciting weekend. We look forward to seeing you.

Be on the lookout for upcoming information about our 4th Annual Woodson Bend Community Cookout that will be taking place at 5pm on Saturday, September 17th. The hope is to cook all day long, enjoy fellowship with each other and eat around 5pm. There will be no charge for anyone eating at this cookout. We are looking for volunteers to help provide side dishes. If you are planning on attending please let Marcia in Administration know so we can plan accordingly. We also need to know if you plan to bring a side dish! This is a great event so don't miss out. Email her at administration@woodsonbendresort.com or give her a call at 606-561-5311.

Please mark your calendars for Saturday, September 24th. Our Annual Owner's Meeting will be at 3:30 PM in the clubhouse. Please take the time to cast your vote and return to us. Your participation is very important for the continued success of our community! Electing Board members is one of the most important things you can do as an owner. The Annual Meeting is also a great opportunity to come in and hear about what is taking place with the Resort financially and hear about some future ideas and plans. We would love to see you there!

During the Annual meeting you will be given an opportunity to fill out forms letting us know if you are interested in serving on any Committees. This is a wonderful way to participate in the happenings around the Resort and make con-

tributions.

Be on the lookout for information from our Pro Shop about our upcoming Club Championship. Please note that the Club Championship is open to ANY Woodson Bend owner!!! The tournament is flighted based on handicap so everyone should come on out and participate this year! This tournament truly benefits from good participation and I promise you will have fun!!!! This year's Championship will be taking place on August 27th & 28th. Give Tim in the Pro Shop a call at 606-561-5316 if you would like to participate.

In recent weeks, several questions have been brought up regarding how much contents insurance/renter's insurance you should purchase for your unit? I would like to direct you to your owner's manual where there is a document that has been provided to us which pertains to that exact question. You can also find the document online in the online owner's handbook. The document is titled "How Much Insurance Should I Buy On My Unit?". The main thing you need to know as an owner is that it is important to make sure that any upgrades to the quality of items that are covered by your insurance are known to your agent and are included in your policy. For example, kitchen cabinets are covered by your contents insurance. However, typical contents insurance would cover what is considered "contractor grade" cabinets. Your agent will be able to define what the dollar amount of contractor grade for kitchen cabinets means within your policy. If the cabinets you have in your unit are worth more than that allowance you should ask to have that upgraded. The same philosophy would apply for your appliances, your flooring, personal belongings and other similar items. I strongly encourage you to contact your agent and discuss this issue with them to ensure you are properly covered in the event of an accident that leads to a loss

of property. As always, the building and the items that belong to the Association are already covered by the Association's property insurance covered within your monthly maintenance fees and you do not need to purchase any additional insurance to cover the structure.

Employee Appreciation Day is coming up on October 28th. It's our "Christmas in October" celebration. If you are interested in making a donation you can contact Marcia in Administration at 606-561-5311 or via email at administration@woodsonbendresort.com. Any donation you wish to make can be billed to your account. We appreciate your support.

Lastly, I would like to encourage all owners to contact our Remodeling Department for your condo upgrade needs. Our folks do jobs as small as adding a garbage disposal all the way up to building new side porches....No job is too small or big!!! If you have plans to do some work this winter, let me encourage you to contact us soon....we are busy, customers are very happy with our quality.....as a result, we are experiencing some lead time for future work. So call now and get scheduled ASAP. We would love to help you enhance your condo! Give Kenny a call in maintenance at 606-561-5314 or email him at maintenancewb@woodsonbendresort.com.

GARDEN CLUB GOLF CART WASH/BAKESALE

The Garden Club will hold its Golf Cart Wash and Baked/Canned Goods sale on Sat., Sept. 3rd (Labor Day weekend) from 8:30-12:30 at the Clubhouse parking area. Your cart will be washed, towel dried, windows cleaned and tires dressed for \$10. What a deal!! Also available: cakes, pies, cookies, canned pickles and preserves...all homemade. YUM!! Please come out and help support the efforts of your Garden Club.

2016 GOLF, SOCIAL & WB EVENTS

- 08/24 Unite Golf Scramble
(course closed at 1:00)
- 8/27-28 WB Club Championship
- 08/31 Ladies Bluebird Invitational
(2-Lady Team - 9:00 start)
- 09/02 9-Hole Scramble 5:00 - \$5pp
- 09/03 "The Brownstones" Band
(Pavilion 8pm-midnight)
- 09/04 Labor Day 18-Hole Scramble
1:00 pm - \$10 pp
- 09/05 Couples 9-Hole Scramble
1:00 pm - \$20 per couple
- 9/9-10 Girls HS State Championship
(course CLOSED both days)
*We are in need of golf carts for this event.
If you have a cart we can use for the day,
call Tim @ 606-561-5316.*
- 09/12-13 COURSE CLOSED - Aerifying
- 09/17 4th Annual WB Community Cookout
(pavilion)
- 09/24 WB Annual Meeting
- 09/29 Wm. Shearer Golf Outing
(course closed at noon)
- 10/1 WB Buck & Doe - 1:00 Shotgun Start
\$25 per cpl gross & net
- 10/10 Hal Rogers Golf Outing
(course closed at noon)
- 10/22 Poker Run & Chili Cookoff
- 10/28 Employee Appreciation Day
- 10/30 1 Man Scramble
- 12/31 New Year's Eve party

LABOR DAY WEEKEND GOLF EVENTS

Saturday, September 2
9-HOLE SCRAMBLE
5:00 pm - \$5 pp

Sunday, September 4th
18-HOLE SCRAMBLE
1:00 pm - \$20 pp

Monday, September 5th
COUPLES 9-HOLE SCRAMBLE
1:00 pm - \$20 per couple

Friday & Saturday
September 9 & 10

Girls High School
STATE Tournament
(course closed both days)

Call Pro Shop to register for these events.

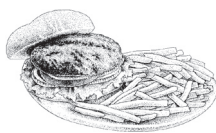
*Condolences are extended
to Jim Steltenkamp (74-1)
and family on the loss of
Jim's wife Joyce on July 21st.*

PRO SHOP NEWS

NEW APPAREL
arriving for Fall!

ALL VINEYARD VINES
apparel now 25% off!

PRO SHOP GRILL



OPEN

Thurs. - Sun. effective August 15th.
EXCEPT 8/30 & 31 AND
LABOR DAY - SEPT. 5

The Mouse Pad



The Mouse Pad at Woodson Bend needs some help.

The furniture is becoming worn and we are seeking replacements. If anyone is remodeling or purchasing new furniture in the near future and would like to donate your gently used couch & chair(s), please contact

Jamma at 606-561-5300

Tis 4 months before Christmas and all 'round the Bend
Employees work busily - your condos to tend.
They hustle and bustle, they toil with a smile
They remodel and mow, they clean and they file.

It's been a long summer; you've all had such fun
Enjoying the golfing, the boating, the sun!
Now Autumn draws near, the days start to dwindle
Employee Appreciation Day anticipations start to kindle.

Our "day" fast approaches, our theme is decided.
It's "Christmas in October" and we are delighted!
Employee Day is the day for our owners to say
"Thank you" to employees in a very special way.

We'll have drawings for prizes and get a half day off too.
But to make it all work we need contributions from YOU.
Gift cards are quite welcome; so are gifts and real cash.
Donations make the difference between a flop and a bash!

OK, so I am not a great poet and I need to keep my day job, but if you took the time to read this, I have accomplished my goal. "Christmas in October" is our theme this year because Employee Appreciation Day is much like Christmas to the employees! Please reflect on the year and how much you have enjoyed your resort; it could not have been possible without the workers who took care of your maintenance requests, pool, launches, tee times, mowing, pickleball courts, dock, playground, billings, security, rentals....the list goes on and on. We rely on your generosity to make Oct. 28th our "Christmas". Please send your contributions to ATTN: Marcia, 14 WBR, Bronston, KY 42518 or you can call (606-561-5311) or email (administration@woodsonbendresort.com) to have a contribution put on your monthly statement. Only with your generosity, can we make this our "Christmas in October".



THE **BEND** AD-Visor SEPTEMBER 2016



FOR SALE BY OWNER – Unit 10-1 2BR, 1BA, open remodeled kitchen, ceramic & hardwood throughout, close to pool. Excellent rental history! Lowest price lake view: **\$93,000** Call or text 513 377-5098 anytime or email: mark_gates@yahoo.com. Will send photos & website.

FOR SALE: Unit 10-3 Uniqueness! 100 yds. from the Clubhouse & Pool. Fabulous **LAKE VIEW!** 2BR, 2BA, walk-thru large closet, fully furnished. Price Reduced ~~\$149,000~~ Now **\$139,900 and negotiable** Call Charlie at 513-678-4155

FOR SALE BY OWNERS: Unit 54-3 \$69,500 1 BR, 1BA, **GREAT** view, fully furnished, completely remodeled this spring. Screened porch. Near pool, playground, restaurant. Contact Larry at 513-519-2526 or Doug at 606-627-4330

FOR SALE BY OWNER: 67-1 First floor overlooks #7 fairway. 2 BR plus a bunk room, 2 full BA. Core expanded, newer HVAC, remodeled kitchen, screened porch. Fully furnished. **\$125,900** Call Carole or Bob @ 513-922-2177 or 513-680-6507.

FOR SALE by OWNER – 95-1 This unit has everything: 3BR, 2BA, core expanded, sliders on porch, lake view, newly decorated, new 'fridge, W/D, commercial refrig. in storage area. Golf cart is included! Friendly neighbors up & down. Stone FP and flat screen TV make a great unit to relax in after a day on the lake or golf course. Call 513-236-2181 or email me at NRyan@equity.net to arrange a tour or see pictures. **\$196,900**

FOR SALE: 2011 Yamaha Drive Golf Carts – 2- seater **electric** (48 volt) starting at **\$2550** each. **Gas** 2- seater carts, starting at **\$3500** each. Have others with lights and rear seats. Contact Tim at 513-226-1872



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Pick up brochure at Lake Cumberland Realty office just outside the gate!

We live on the resort and will show units anytime, so please call!



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Woodson Bend owner and full-time resident since 1989!

If you, or someone you know, are in need of a realtor, please contact me at (606)305-1879 or email

vicki.burchfield@coldwellbanker.com

Thank you so much!



VICKI BURCHFIELD

REALTOR®/Sales Associate

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FOSTER REAL ESTATE, INC.

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Each Office is Independently
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2-1 Million Dollar Lake View!! Lower level with 1 BR & 1BA.

Screened back porch w/electric fireplace and sliders. Front deck, off street parking. GREAT lake view. MLS #23182 **\$137,900 Reduced!**

7-4 Renovated lower level condo with 1BR, 2 BA. Porch glassed in for additional living space. 3 electric FP, Pella windows & doors with plantation shutters. Near pool & clubhouse. MLS #23180 **\$113,900**

8-4 Lake View! Lower level w/2BR, 2BA, open living space, large updated kitchen. Condo has core space, larger deck & off-street parking. Near Clubhouse & pool. MLS #23806 **\$144,000**

9-3 Upper level, 3BR, 2BA. Has core, 4' & 8' expansions. Large side porch overlooking #6 green. Off street parking. Near Clubhouse. **\$135,000**

12-2 Lake View! Upper level w/2BR, 3BA, open floor plan, updated kitchen & separate laundry. Condo has core w/ 4' BR expansion. Off-street parking, near Clubhouse & pool. MLS 23784 **\$159,900**

15-3 Upper level unit w/ 2 BD, 2BA. Renovated kitchen. Off street parking. On golf course, overlooks #5 green MLS #23414 **\$109,900**

15-4 Lower level, 2R, 1BA w/updated kitchen & bath. Located on golf course near Clubhouse. Off Street parking w/ nice side yard. **\$99,900**

19-1 Lower level w/ 3BR, 2BA. Newly renovated kitchen & stainless steel appliances. Core space & off street parking.. View of #6 green. Screened porch to watch golfers. MLS#22622 **\$139,900**

21-4 Lower level condo with 2 BR and 1.5 BA. Updated Kitchen. Common area side porch and golf cart storage. Overlooks #7 tee and fairway. MLS #10811 **\$102,900**

24-4 Lower level with 2BR, 2BA, newer Kitchen, HVAC to porch plus sliders. W/D and handicapped assessable. A good buy **\$97,500** with furniture, appliances and golf cart included! MLS #11343

36-4 Lower level. 2BR, 2BA. Common area side deck & cart storage. Overlooks #2 & #3 fairways. Off street parking. MLS#23298 **\$115,900**

43-4 Lower level w/2BR, 1.5BA. Renovated Kitchen, common area side deck & storage. On cul-de-sac. MLS #23681 **\$107,000**

44-3 Upper level w/3BR, 3BA, open living space, separate laundry. Screened porch. Core, 4 & 8' expansions. Complete new interior in 2007. On cul-de-sac w/off street parking. MLS#21401 **\$144,900**

48-2 Upper level w/2BR, 1BA. Open floor plan. Sliders on screened porch. On cul-de-sac w/view of #8 fairway. Enjoy watching golfers & deer from your back porch! MLS #22185 **\$79,900**

53-2 - SALE PENDING!

53-3 Upper level w/ 2BR, 3BA, open floor plan, renovated kitchen. Core plus 4' & 8' BR extensions. Screened porch w/sliders, separate heat & air. Across the street from Clubhouse. MLS 20988 **\$146,900**

63-3 SOLD!!!

68-3 Upper level w/2BR, 2BA. Very nice updated kitchen & dining area. Stone Fireplace. Condo is core expanded. Convenient off street parking. MLS #21092 **\$134,900**

96-3 - SALE PENDING!



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GOLF UNITS 1BR/1BA

54-3 \$59,900 NEW LISTING

GOLF UNITS - 2BR/1BA 2nd bath can be added

72-3, \$81,900, newer HVAC, Kitchen & Bath

31-4 Pending 84-2, \$119,900 HAS CORE SPACE for remodeling

GOLF UNITS 2BR - 2BA Remodeled kitchens and bathrooms All Good units

Great Starter Units 59-3 \$99,900 Great Deal 31-3, \$99,900

15-1 \$113,500 21-2, \$114,900 Really Nice

56-4, 43-1, \$109,900 Really Nice

41-4, \$114,500 NEW LISTING 86-3 \$114,900 86-4 \$123,900

61-1 \$135,000 Can be 2, 3 or 4 bedroom

Glassed in porch. MUST SEE

GOLF COURSE CORE EXPANDED-2 BR/2BA Great Buys

65-3 \$114,900 84-4 \$119,000 85-2 \$125,000

28-4 \$134,900 Highly upgraded. Beautiful, Easy access.

64-2 \$149,900 white and beige beautiful NEW LISTING

66-1 \$154,900 NEW LISTING Large 12X50 side porch

74-4 \$144,900 PRICE LOWERED \$30,000

GOLF COURSE 2BR/2BA with Major Remodeling

67-4 \$157,900 Owner wants offer!! Will consider any offer!

GOLF COURSE CORE EXPANDED-3 - 4 BR

60-1 \$139,900 67-2 \$139,900 Very Nice

52-3 \$114,000

52-2 \$139,000 core space for 3rd Bath. Really Nice!!

67-2 \$139,000 Great Sunrise over hills

85-3 \$159,900 2 Window Walls, Great view. Must See!!

61-1 \$135,000 Can be 2, 3 or 4 bedroom NOT CORE EXPANDED but

Glassed in porch. MUST SEE!! NEW LISTING

GOLF VIEW UNITS SOLD, 45-1, 84-3, 61-2, 57-1, 57-4, 43-2, 41-3, 49-3, 60-3, 65-4

LAKEVIEW 2 BR, 2BA Core Expanded

2 BR - 8-2, Recently Updated \$134,900

8-3, \$139,900 BOTH WANT OFFERS NOW!!

104-1 \$195,00 New Listing glass porch

105-2 \$192,500 NEW LISTING Glassed in porch Open floor Plan

LAKEVIEW Core expanded / larger units- 3 BR

118-2 \$185,900, Huge Golf Storage

108-3 \$234,900, Really nice Kitchen Glassed in porch

LAKE SOLD 2-2, 5-2 10-4, 79-1, 79-3, 94-2, 94-4, 103-4, 105-3, 105-4, 117-3,

97-1, 114-1, 114-3, 116-2 119-2, 94-4

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Hours of Operation

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Sat. 9:00-1:00



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